

HOW MUCH OF MY LOT CAN I COVER WITH BUILDINGS?

The maximum gross floor area is 35%

STANDARD CONDITIONS:

1. All uses and operations shall be conducted within a completely enclosed building.
2. All outdoor storage areas, such as trash shall be within an enclosed building or behind a solid wall a minimum of six feet in height.

OTHER REQUIREMENTS?

If the subject property is located in the Midtown Specific Plan Area, please reference the Midtown Specific Plan for development and design standards.

For answers to other questions on topics such as parking, public improvement and architectural requirements, you may contact the Planning Department.



City of Milpitas

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PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

**C1 ZONING
DISTRICT
(NEIGHBORHOOD
COMMERCIAL)**

PHONE: 408-586-3279
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City of Milpitas

WHAT IS A C 1 ZONE?

The C1 or Neighborhood Commercial zone applies to areas easily accessible and useful for retail and service uses that facilitate the day-to-day shopping needs of Milpitas residents.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Accessor's Parcel Number (APN number (if available))

WHAT ARE THE PERMITTED USES IN THE C 1 ZONE?

The following uses are permitted in a C-1 zone:

- Retailing
- Personal service businesses and service businesses necessary for the conduct of households
- Business or professional office uses
- Drug and hardware stores intended to serve the neighborhood
- Any change of use must comply the C-1 zone requirements

EXAMPLES OF PROPER C-1 USES:

- Appliance repair shops
- Barber and Beauty shops
- Drugstores
- Dry cleaning agencies
- Florists
- Gift shops
- Jewelry Stores
- Medical and Dental Offices
- Professional Office

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed in the C-1 zone.

EXAMPLES OF IMPROPER C-1 USES:

- Laundry
- Manufacturing
- Palmist
- Vehicle service and sales
- Wholesaling

*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Planning Department for further information.

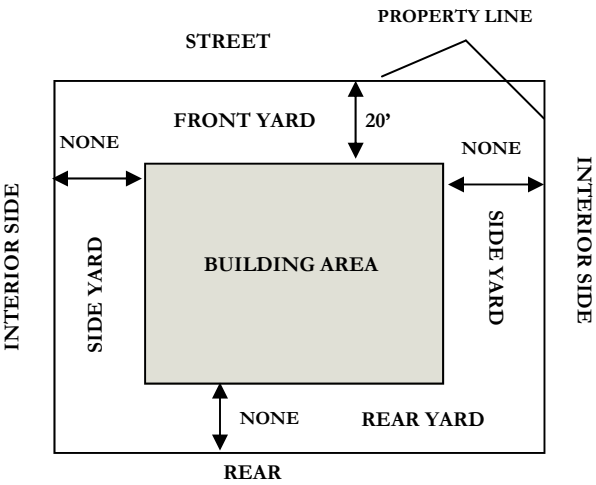
IS THERE A MINIMUM LOT SIZE REQUIREMENT?

No, there are no minimum lot area requirements in the C-1 zone.

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

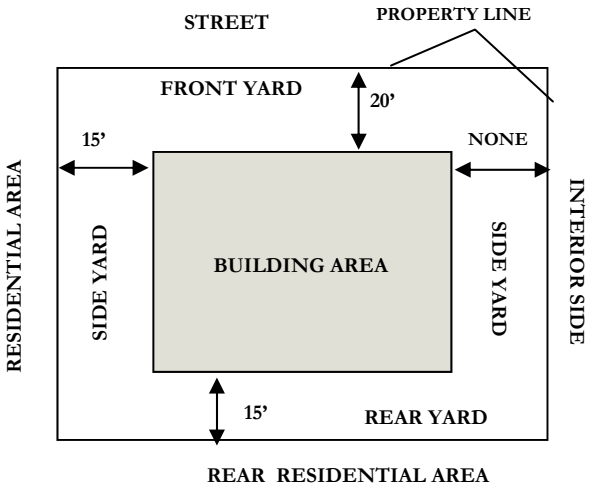
Front.....	20'
Side	None
Rear.....	None
Street side	None

EXAMPLE ILLUSTRATION OF SETBACKS FOR A C-1 ZONED LOT:



Where the rear or side of a commercial lot abuts a Residential District there shall be a rear yard or a side yard of not less than fifteen (15) feet in depth or width, or both.

EXAMPLE OF SETBACKS FOR A LOT ZONED C-1 THAT ABUTS A RESIDENTIAL ZONE:



WHAT ARE THE HEIGHT REQUIREMENTS FOR BUILDINGS?

The maximum building height in the C-1 zone is 35' (2-1/2 stories).

Note: Towers, spires, elevator and mechanical penthouses, cupolas, similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height noted. Please contact the Planning Department for further questions.